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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Prepared by: Jerrold B. Oliver, POB 230, Winterset, IA 50273

515/462-3731

✓ Return to: Jerrold B. Oliver, POB 230, Winterset, IA 50273

515/462-3731

EASEMENT

Montross Properties, LLC, hereinafter called "Grantor", for valuable consideration, does hereby grant to all owners of real estate located upon Lot Five (5), Block Eighteen (18) of the Original Town of Winterset, Madison County, Iowa, hereinafter called "Grantees", and to their heirs, successors and assigns, the perpetual right and easement over, under and across the following described real estate:

The West Eleven (11) Feet of the North Forty-six (46) Feet of the West Half (W½) of Lot Six (6), Block Eighteen (18) to the Original Town of Winterset, Madison County, Iowa.

for purposes of ingress and egress, utility purposes and the construction, maintenance, repair and replacement of a handicapped entrance, over, under and across said easement area.

Grantees shall be solely responsible for the repair and maintenance of said easement area and grantors shall have no responsibility for such repairs and maintenance.

The Grantor warrants and covenants to Grantees that it is the owner of the real estate upon which said easement area is situated, that it has full right and authority to validly grant this easement, and the Grantees may quietly enjoy their estate in the premises.

Grantor covenants that no act will be permitted within the easement area which is inconsistent with the rights hereby granted; and no buildings or structures will be erected upon said easement area, and that the present grade or ground level thereof will not be changed by excavation or filling. This easement shall run with the land and bind and inure to the benefit of the heirs, successors and assigns of the parties.

Dated this 18th day of December, 2015.

MONTROSS PROPERTIES, LLC

By

Raye Zeigler, Manager
Raye Zeigler, Manager

STATE OF MISSOURI, COUNTY OF St. Louis

This instrument was acknowledged before me on this 18th day of December, 2015, by Raye Zeigler as Manager of Montross Properties, LLC.

Mary E. Gold
Notary Public in and for said State



MARY E. GOLD
My Commission Expires
December 13, 2018
St. Louis County
Commission #14428133